

Bucksport Planning Board
6:30 P.M., Tuesday, April 5, 2011
Bucksport Town Office
50 Main Street

AGENDA

- 1. Call to Order**
- 2. Roll Call**

<input type="checkbox"/> John Daniels	<input type="checkbox"/> Marc Curtis	<input type="checkbox"/> George Hanson
<input type="checkbox"/> Gail Hallowell	<input type="checkbox"/> Rosemary Bamford	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		
- 3. Review and Acceptance of Minutes:** Minutes from the February 1, and March 1, 2011, meeting.
- 4. Chair's Report**
- 5. Code Enforcement Officer's Report**
- 6. Limited Public Forum-**An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.
- 7. Unfinished Business:** None
- 8. New Business:**
 - A. Proposed revision of an approved site plan for the Bucksport Regional Health Center at 110 Broadway. The site plan was approved by the Planning Board on November 2, 2010. Construction has not commenced. The property owner proposes to make changes to the building addition design, parking lot design and stormwater management design.
Property Owner: Bucksport Regional Health Center
 - B. Application to change the use of an existing commercial building at 4 Pine Street to a one-family rental dwelling. The property is located in the Tannery Brook Overlay District, and one-family dwellings are subject to Planning Board approval.
Applicant: Cynthia Wood
- 9. Administrative Business**
 - A. Introduction of a proposed amendment to Appendix K Land Use to add mineral extraction regulations.
- 10. Discussion**
- 11. Adjournment**

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6:30 P.M., Tuesday, April 5, 2011
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50 Main Street

MINUTES

1. **Call to Order:** 6:30 P.M. by George Hanson, Chair
2. **Roll Call**

<input checked="" type="checkbox"/> John Daniels	<input checked="" type="checkbox"/> Marc Curtis	<input checked="" type="checkbox"/> George Hanson
<input checked="" type="checkbox"/> Gail Hallowell	<input checked="" type="checkbox"/> Rosemary Bamford	<input checked="" type="checkbox"/> Edward Belcher
<input checked="" type="checkbox"/> David Grant		

Staff present : Jeffrey Hammond, CEO
3. **Review and Acceptance of Minutes:** Minutes from the February 1 and March 1, 2011 meetings were reviewed.
4. MOTION(Curtis): To approve the February 1 and March 1, 2011 meetings.
SECOND(Grant)
DISCUSSION: None
VOTE: 7-0 motion adopted.
5. **Chair's Report:** None
6. **Code Enforcement Officer's Report:** The CEO reported the following items:
 1. Verso has scheduled an appointment to meet with the CEO next week to discuss changes to the biomass fuel generator project approved by the planning board last November. Additional required reviews will be determined at that time.
 2. Verso has contacted the CEO about the change of use of a portion of the employee parking lot to a truck trailer storage area. The trailers are used to transport paper products. The change was made without town review and the mill intends to rectify that.
 3. A dilapidated mobile home on Duck Cove Road has finally been removed and the site cleaned up.
 4. Bids have been requested to provide temporary support to a failed portion of the porch roof at Wilson Hall. The town also removed a hazard tree next to the building. The town took the property through the tax lien process, but is also going to court to make certain the title is clear. Photos of Wilson Hall were shown to the board.
 5. David Grant and Edward Belcher have been reappointed to 5 year terms on the planning board.
7. **Limited Public Forum-**An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.

 The chair opened the floor for public comments. No comments were made.
8. **Unfinished Business:** None
9. **New Business:**

A. Proposed revision of an approved site plan for the Bucksport Regional Health Center at 110 Broadway. The site plan was approved by the Planning Board on November 2, 2010. Construction has not commenced. The property owner proposes to make changes to the building addition design, parking lot design and stormwater management design.

Property Owner: Bucksport Regional Health Center

Andrew Hedrich, Don Johnson and Daniel Phelps were present to represent the applicant. The chair recused himself from the review due to a potential conflict. Secretary Curtis conducted the board's review.

The CEO provided a brief description of the proposed revisions and explained that they were brought to the planning board because of substantial changes to impervious surfaces and the stormwater management design. Mr. Hedrich provided the board with further details and answered questions. Secretary Curtis invited public comments. No comments were submitted.

It was noted that the public works director recommended relocating a catch basin further up the driveway. It was also noted that the public safety director recommended that two parking spaces should be reserved for ambulance access. Mr. Hedrich provided the board with an amendment to the revised plan that documented compliance with both recommendations. He agreed that relocating the catch basin made sense, and also agreed that space should be reserved for ambulance access. The CEO asked if there was sufficient maneuvering room for an ambulance to be able to back into the parking space. Mr. Hedrich assured the board that there was.

Upon conclusion of the review, a motion was made:

MOTION(Bamford): To find that the proposed revisions comply with the applicable standards of the town's land use ordinance, and are approved.

SECOND(Belcher)

DISCUSSION: None

VOTE: 6-0 motion adopted

B. Application to change the use of an existing commercial building at 4 Pine Street to a one-family rental dwelling. The property is located in the Tannery Brook Overlay District, and one-family dwellings are subject to Planning Board approval.

Applicant: Cynthia Wood

Cynthia Wood was present. The CEO conducted an introductory presentation. Ms Wood conducted a presentation describing the proposed project. No changes to the site were proposed. Improvements to the interior will be made to establish the residential occupancy. The chair invited public comments. No comments were submitted.

It was noted that the public safety director recommended that a second exit and egress windows be provided. The CEO informed the board that the applicant will be required to comply with applicable life safety requirements before the building may be occupied.

It was noted that the property was located in a flood hazard zone, but a flood permit was not required.

It was noted that the applicant had not submitted a survey and would like to request a waiver of that requirement.

Upon conclusion of preliminary discussions, the board commenced their standards review.

Environment Standards: The board determined that no environment standards were applicable.

Special Areas Standards: The board determined that no special areas standards were applicable.

Local Areas Standards: The board determined that no local areas standards were applicable.

Public Safety Standards: The board determined that no public safety standards were applicable.

Specific Uses Standards: The board determined that parking requirements were applicable. One space is required. The applicant proposed two spaces, one behind the other.

Dimensions Standards: The board determined that no dimensions standards were applicable, but decided to rule on the request of a waiver for a survey at this point in their review.

MOTION(Curtis): To waive the requirement of a standard boundary survey.

SECOND(Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

The board commenced their findings upon conclusion of the standards review. Having found no group of standards to be applicable other than the specific uses standard pertaining to parking, the board only made a finding for that standard.

MOTION(Grant): To find that the proposed use has met all applicable specific uses standards in the ordinance.

SECOND(Bamford)

DISCUSSION: None

VOTE: 7-0 motion adopted

Upon conclusion of their findings, the chair noted to the applicant that her application had been approved. The CEO will issue a land use permit.

10. Administrative Business

A. Introduction of a proposed amendment to Appendix K Land Use to add mineral extraction regulations.

Rosemary Bamford, who chaired the committee that developed the proposed amendment, provided the board with a description of how the ordinance addresses the list of mineral extraction regulation questions posed to the board last year. The board conducted a discussion about how the proposed ordinance reflects their responses to the questions, but did not take a position on any changes that might be needed.

Due to the late hour, the board decided to schedule a special meeting to continue their review. The meeting will be held on Tuesday, April 19th, at 6:30pm.

11. Discussion: None

12. Adjournment: 9:32 P.M.